14th Street Merchant Invests That Sum in Seashore Section in Four Months.

R. Smith, the Fourteenth street mercratic Club property at 615 Fifth avenue, on which site he will build a modsw store of Saks & Co., which will sur-

to his holdings at Far Rockaway, L. I., by purchasing the property of Samuel Etiman, the silk merchant, at Broadway and Mott avenue, where Mr. Eisman has resided for the last twenty years. Mr. Smith intends within a month to erect six store and office buildings on Mott avenue. With his latest purchase Mr. Smith has invested more than \$1.000.000 in Far Rockaway property within the last four months.

"The new boulevard to the Rockaway coast," says Mr. Smith, "will shorten the run by motor to that popular district by one hour. Since the announcement was made that work on this boulevard was to be started I have been besleged with inquiries from merchants and investors in Manhattan who wish to establish stores or buy homes in this section. where the seashore and country are combined. When I bought the 'lottet' at Broadway and Thirty-fourth street, adjoining R. H. Macy's store, I was cristicised for paying \$375,000 for it. In have since refused \$1,000,000 for it. In have manhattan who wish to establish stores or buy homes in this section, where the seashore and country are combined. When I bought the 'lotlet' at Broadway and Thirty-fourth street, adjoining R. H. Macy's store. I was elisticised for paying \$375,000 for it. In have since refused \$1,000,000 for it. In have since refused \$1,000,000 for it. In my estimation the future of Far Rockaway is just as roay in proportion as is the corner of Broadway and Thirty-fourth rest."

Buy Site for Reights Flat.

The newly formed 188th Street Resilve Corporation, represented by I. Burdick, attorney, purchased the vacant plot, 59x100, on the south side of 18th street. 100 feet east of St. Nichotas avenue, for improvement with a five and one-half story walkup apartment ones. The total amount involved in the operation is \$100,000. The estate of Gertie A. Gorman was the seller of the site.

Stephen H. Tyng, Jr., & Co., Inc., sold for Mrs. Elisabeth D. Armstrong and Mrs. Mary D. Dennison to the A. M. & W. Reality Company, Inc., the eight story loft building at 18 East save and 274 feet on the street. The site is more uniformly over the site.

Messrs. Kern & Amron, who operate the Mariborough Hotel, have taken a twenty-one year lease on the Union

Messrs. Kern & Amron, who operate the Mariborough Hotel, have taken a twenty-one year lease on the Union

BRONX TRADING SHOWS

Stephen H. Tyng, Jr., & Co., Inc., sold for Mrs. Elizabeth D. Armstrong and Mrs. Mary D. Dennison to the A. M. & W. Realty Company, Inc., the eight story loft building at 13 East Seventeenth street and leased the store and basement in the property to Rosen Brothers of 545 Broadway.

NEW LESSEES FOR OLD

Messay. Activity of Bull. Brown and the Children Street, when the present hotel lease expires the new learness intend to subdivide the ground floor into stores and rent the upper part elister and the present hotel lease expires the new learness intend to subdivide the ground floor into stores and rent the upper part elister are William Goldman, Samuel Witty and Morris Rosenstein, who purchased the present into the present hotel lease expires the new learness will be an account of the present that the property of the present into the present hotel lease expires the new learness and rent the upper part elisters are will be an account of the present that the property of the present into the present into the present into the present hotel lease expires the new learness and rent the upper part elisters are not to present and street and for the present and street and street

by the control of the

TO HOUSE BUILDING MINING ON UPGRADE HOUSEWRECKER TURNS

BRONX TRADING SHOWS

Albert A. Volk, the house wrecker, or. Urges Chicago Convention to to be more facetious, an iconoclast in the realty world. is soon to turn his hand to a more constructive task in that of Production.

hand to a more constructive task in that same world of realty by putting up a nine story apartment house, \$7.9x100, at 4 East Eighty-eighth street, south side, about 100 feet east of Fifth avenue. S. W. Straus & Co. have underwritten a \$450,000 mortage on the structure, the valuation of which, including the land, is set at \$700,000.

The structure will contain thirty-four apartments, arranged in suites of from four to seven rooms, each apartment having from one to three baths. The borrowing concern is the Almab Corporation, of which Mr. Volk is president. The purchase of the land and the negotiations for the loan with S. W. Straus & Co. were handled by C. F. Burnap of Pease & Elliman. The building in will be erected by Thomas J. Steen under the supervision of and from plans and specifications prepared by Electus D. Litchfield and Rogers, architects.



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